

CITY OF AUSTIN
APPLICATION TO SIGN REVIEW BOARD
SIGN VARIANCE

CASE # C16-2014-0002
ROW-110 73159
TR 0262130408

WARNING: Filing of this appeal stops all affected construction activity.

PLEASE: TYPE AND COMPLETE ALL REQUESTED INFORMATION.

STREET ADDRESS: 2307 W. Parmer Ln. Austin, Tx. 78727

LEGAL DESCRIPTION: Subdivision – Parmer Ln. Heights Sec. 1 _____

Lot(s) 3B Block B Outlot _____ Division Parmer Ln. Heights Sec. 1

I/We Phil & Jane Hutson on behalf of myself/ourselves as
authorized agents for _____ affirm that on Jan. 7, 2014, hereby apply
for a hearing before the Sign Review Board for consideration:

ERECT – ATTACH – COMPLETE – REMODEL – MAINTAIN

Height variance on existing sign to 15' _____

Raise a monument sign to have
clearance
in a NO zoning district, located within the Multifamily Residential Sign 8 9'
District.

If your variance request is for a reduction in setbacks or height limits, please contact Lena Lund with the Electric Utility at 322-6587 before filing your application with this office to discuss your request. The Electric Utility will recommend the board deny your request if it will result in an encroachment into an electric easement or a NESC violation.

NOTE: The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. In order to grant your requests for a variance, the Board must first make one or more of the findings described under 1, 2, and 3 below; the Board must then make the finding described in item 4 below. If the Board cannot make the required findings, it cannot approve a sign variance.

Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings:

1. The variance is necessary because strict enforcement of the Article prohibits any reasonable opportunity to provide adequate signs on the site, considering the unique features of a site such as its dimensions, landscaping, or topography, because: _____

(See Attachment)

OR,

2. The granting of this variance will not have a substantially adverse impact upon neighboring properties, because: Most all buildings along either side of Parmer Ln. from Mopac to I-35 are commercial buildings, most of which have elevated lighted signs

OR,

3. The granting of this variance will not substantially conflict with the stated purposes of this sign ordinance, because: This height variance to 15" does not interfere with any scenic views, nor any views of adjoining businesses

AND,

4. Granting a variance would not provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated, because: The vast majority of signs are elevated along Parmer Lane

APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed Phil Hutson Mail Address 2307 W. Parmer Ln

City, State & Zip Austin, Tx. 78727

Printed PHIL HUTSON Phone 512 465-2213 Date 1-7-14

OWNERS CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed Phil Hutson Mail Address (same as above)

City, State & Zip _____

Printed PHIL HUTSON Phone _____ Date 1-7-14

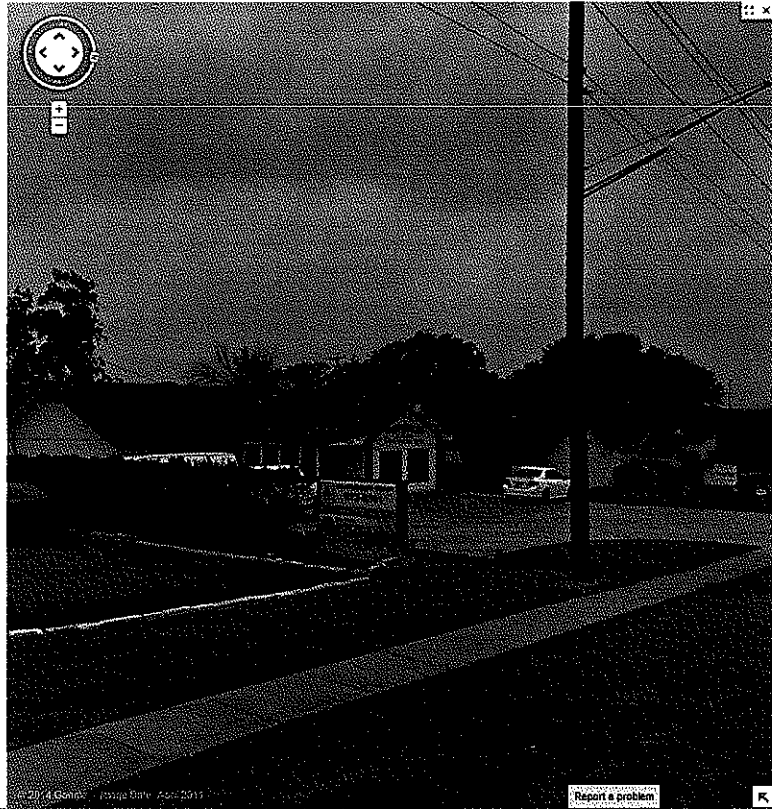
Attachment to City of Austin Application to Sign Review Board Sign Variance Request

(1) The variance is necessary because of the mitigating factors listed below:

- 1) Our sign has been vandalized on numerous occasions, from graffiti, to a large rock being thrown through the panels and the panels and fluorescent bulbs having to be replaced, costing several hundred dollars. The graffiti is very difficult to remove, and the last time we could not totally remove it.
- 2) A "Goodwill"-like dropbox has been placed next to our sign and is very unsightly. We feel elevating our business sign will more professional advertise our business as people pass by on Parmer Lane.
- 3) Our sign sits on the property line of the business next door @ 2305 W. Parmer Ln. This is a neighborhood grocery store, and the parking lot for this business is immediately in front of our sign. Many, many times during business hours there are customer's cars that park in this lot and block the view of our sign.
- 4) When we bought this building, the shrubs that we planted to adhere to the landscape code, have now grown very large and require constant trimming to keep them away from the sign. Elevating the sign will also enhance the "sight-plain efficiency" from passing cars on Parmer Lane, whereas now the sign is almost lost "in the bushes".

Google

To see all the details that are visible on the screen, use the "Print" link next to the map.



Date: 11-20-94